

May 18, 1994

Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Interior restoration of Crest Theater at 1013 K Street

The applicant is proposing restoration of the interior spaces at the Crest Theater on 1013 K Street. From the information reviewed by staff, and the project site walk-through, it is felt that the work proposed is in keeping with the original character of the theater's interior.

Although the drawings are still being developed, the applicant wanted to present the project to the Board with the drawings now available and will also provide a slide presentation at the hearing that will detail the scope of work.

In the process of restoring the interior, the building will be brought up to current handicap standards for accessibility. The concession counter will be modified but restored to a 1947 style. The fire damaged marquee will be repaired and restored. Future retail expansion is planned in the adjacent vacant space to the east, but is not part of the current proposal.

RECOMMENDATION: Staff recommends that the Board approve the project in concept with the final drawings to be either reviewed and approved by staff, or returned to the Board for final review and approval.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings
Principal Planner

QUESTIONS REGARDING THIS PROJECT

may be directed to Luis Sanchez
of the Design Review/Preservation
staff at 916-264-5957.

HISTORIC RESOURCES INVENTORY

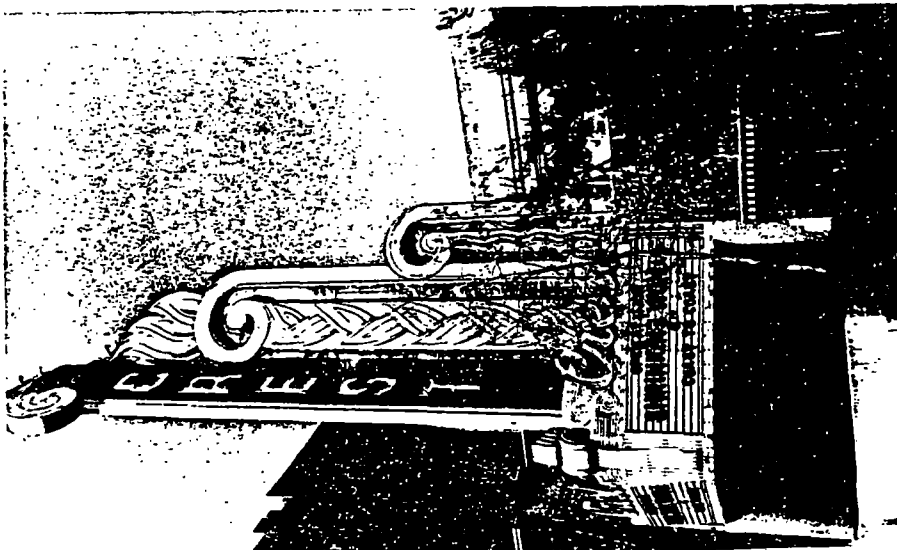
NOTIFICATION

1. Common name: Crest Theater
2. Historic name: Empress Theater
3. Street or rural address: 1013 K Street
City Sacramento Zip 95814 County Sacramento
4. Parcel number: 006-103-11
5. Present Owner: B of A; Michael Owen/co-owner Address: 8280 Deseret Ave.
City Fair Oaks Zip 95628 Ownership is: Public _____ Private X
6. Present Use: movie theater Original use: vaudeville theater

DESCRIPTION

- 7a. Architectural style: Movie Palace Moderne
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The theater consists of a two story rectangular brick building set behind smaller buildings that front on the mall, and the entrance with its tall vertical sign marquee and box office shell. The rear portion houses the theater itself, and contains Classically derived pilasters with capitals, architrave and recessed circles. The interior is elaborately decorated with baroque moderne themes. The large voluptuously decorated pylon sign draws from natural themes with its voluted tendrils and leaf patterns, emphasized with neon. The prow-shaped marquee is topped with Crest in script and a series of scrolls and bands in neon. The free-standing box office is sculptural with plant forms in metal and is centrally placed in an entry lobby containing patterned floor surfacing and a ceiling with bands of recessed lights extending back to the entrance. The sides are successively recessed in rounded bays, now resurfaced with 1 inch square ceramic tiles, and containing display windows. The existing facade represents a 1949 remodeling of the former Hippodrome Theater.



8. Construction date:
Estimated _____ Factual 1912
9. Architect Lee De Camp
10. Builder unknown
11. Approx. property size (in feet)
Frontage 160 Depth 160
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
1981

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: successive remodelings
15. Surroundings: (Check more than one if necessary), Open land ___ Scattered buildings ___ Densely built-up ___
Residential ___ Industrial ___ Commercial X Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: shops, K Street Mall

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The first theater on this site was the Empress Theater, built by the Sullivan & Considine theatrical circuit as a vaudeville house in 1912. The theater was remodeled for moving pictures and renamed the Hippodrome in 1918. In 1949 the theater, after additional alterations, opened as the Crest.

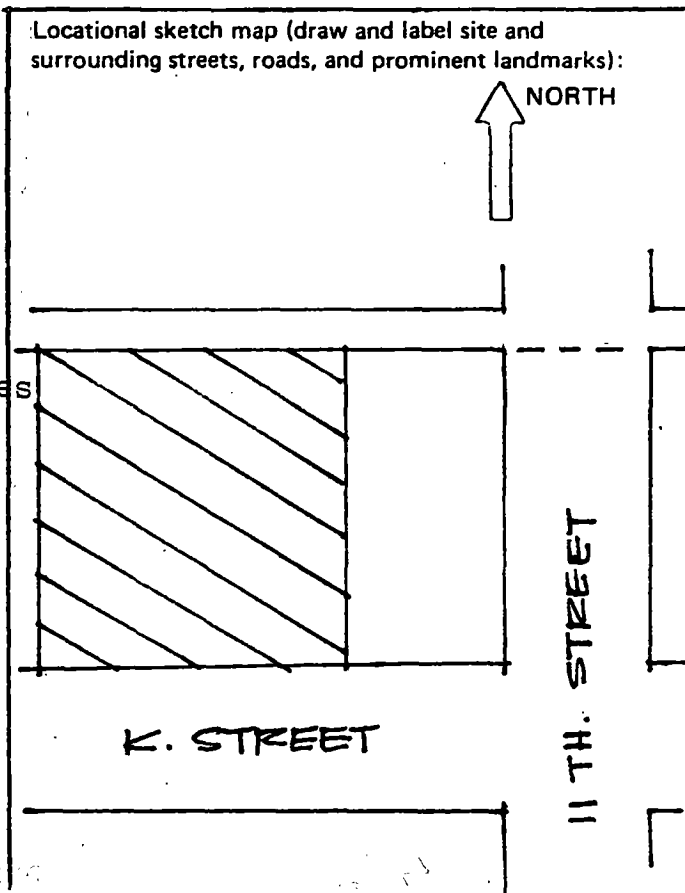
The Crest appears to be the oldest theater in continuous use remaining in Sacramento, and the last of the "movie palaces" still standing in the city. It represents, in its flamboyant signage and downtown location, the key role movies played in the 1930's and 1940's. This role, and its architectural translations into grand theaters, has lost its impetus in recent years, and few such theaters with their aura of fantasy and glamour remain intact today. The building's large exterior signs, marquee, box office decor and interiors constitute the significant aspects of the theater's design value and represent the finest example of its kind in Sacramento. The theater is a prominent mall feature dramatically visible for several blocks.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture 1 Arts & Leisure 2
 Economic/Industrial ___ Exploration/Settlement ___
 Government ___ Military ___
 Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Holpert, Susanna. "Historic Resources Inventory" prepared for Dr. Joseph Baird, Jr., 1980

22. Date form prepared 1981
 By (name) HEC
 Organization S.C.Pl.D.
 Address: 915 I Street
 City Sacramento Zip 95814
 Phone: 449-5381



MEMORANDUM

SH₂A INC., ARCHITECTS

1718 Third Street, Suite 201, Sacramento, CA 95814
(916) 441-0686 FAX (916) 325-4838

To: LOUIS SANCHEZ
Design Review Board, City of Sacramento

From: Jerry Schroeder, Architect

Date: May 12, 1994

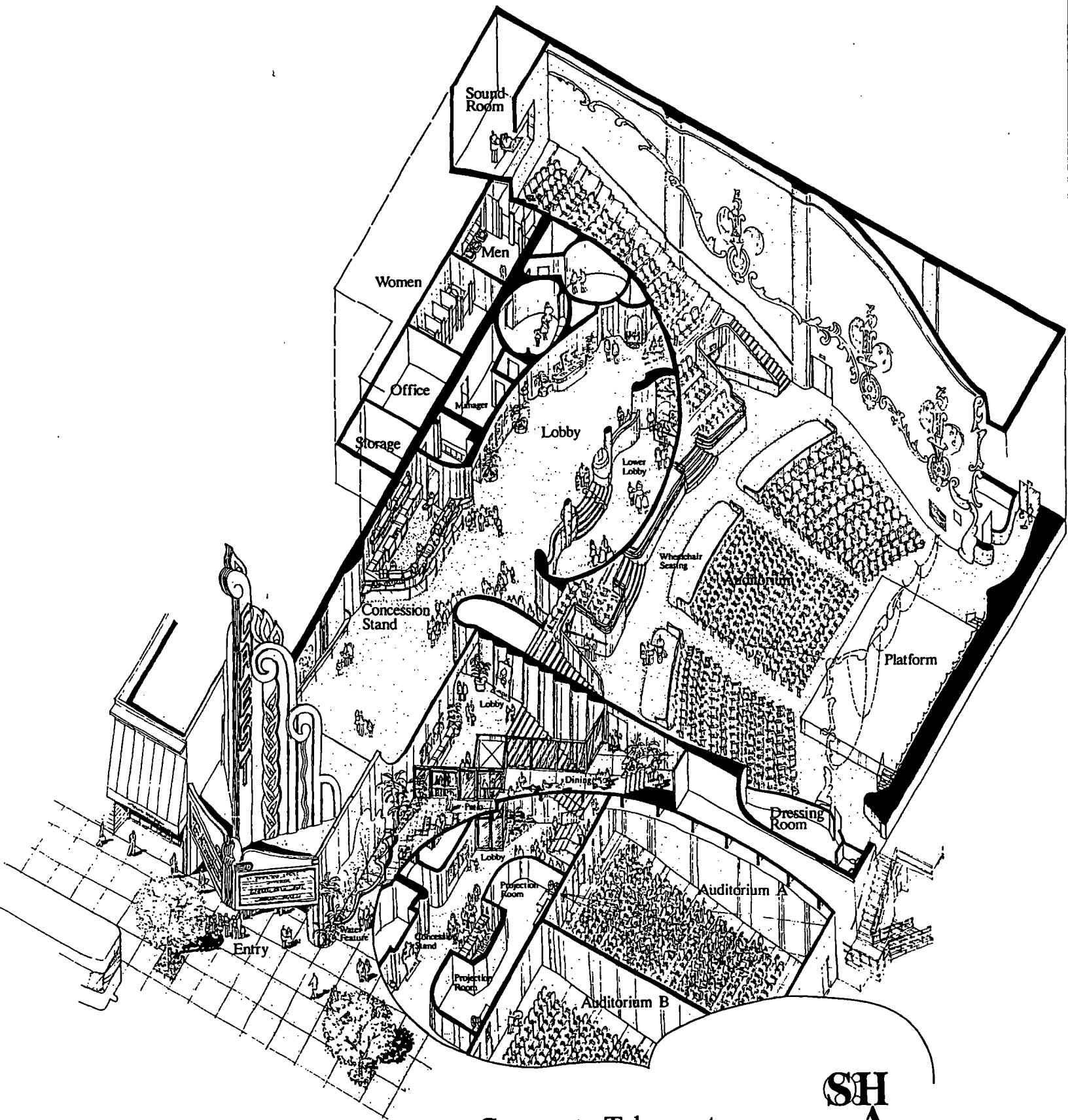
RE: CREST THEATER AND CREST NEW THEATERS

Dick, we are enclosing 1 set of 8-1/2 x 11 copies of the full size drawings delivered the other day. I also have included a copy of a prior presentation drawing of the Crest Theater that lists work items

We also are enclosing a presentation drawing that shows the plan for the New Theaters in the basement below the future Crest Retail.

And you have one copy of the Concept sketches for the Crest Retail Center.

It is our intent to present the concept of the Crest Retail to the Board to put everything in context, but we want action only on the Crest Theater Remodel and the Crest New Theaters.



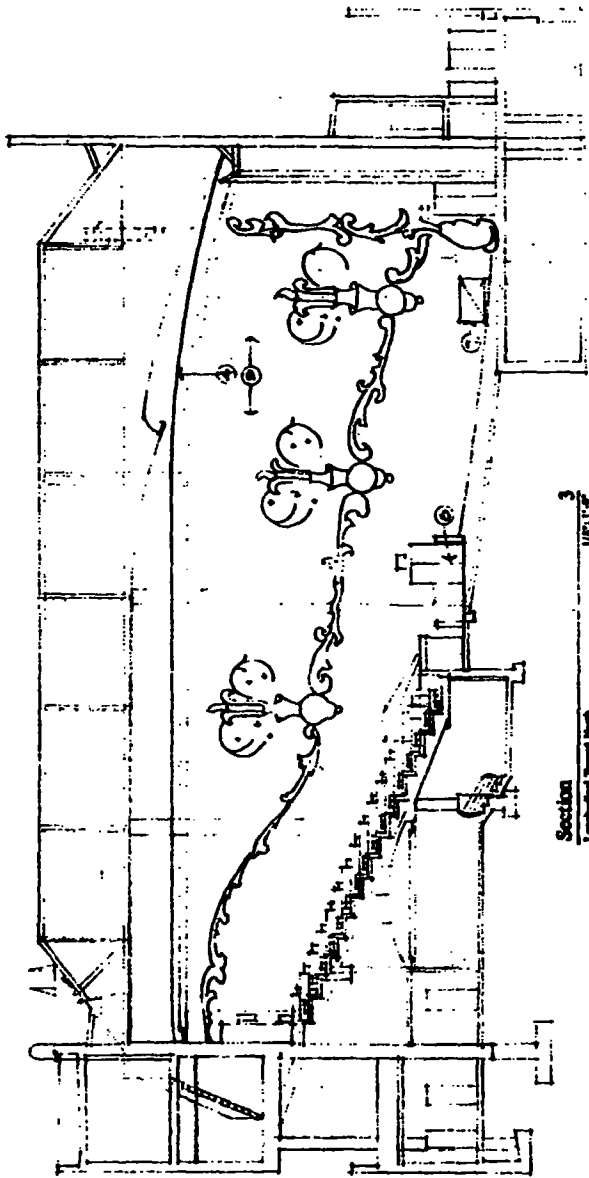
Crest Theater
 Sacramento, California



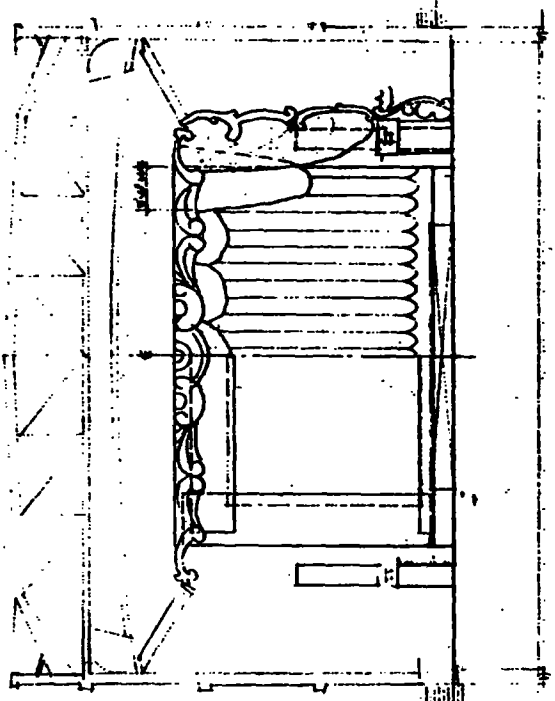
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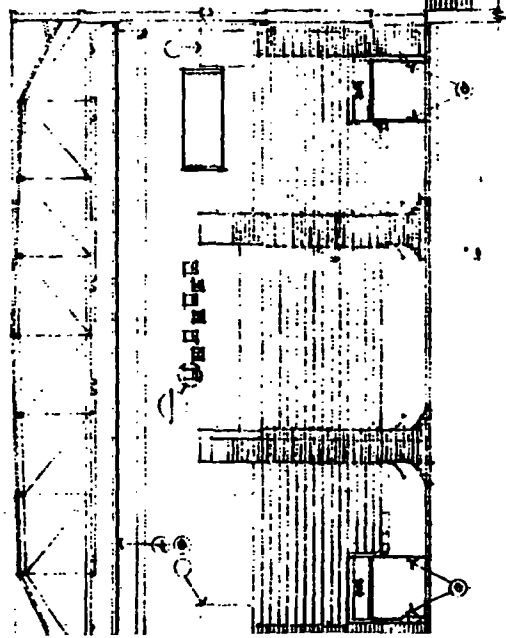
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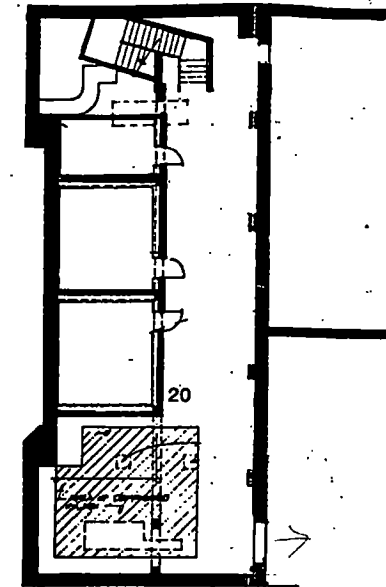
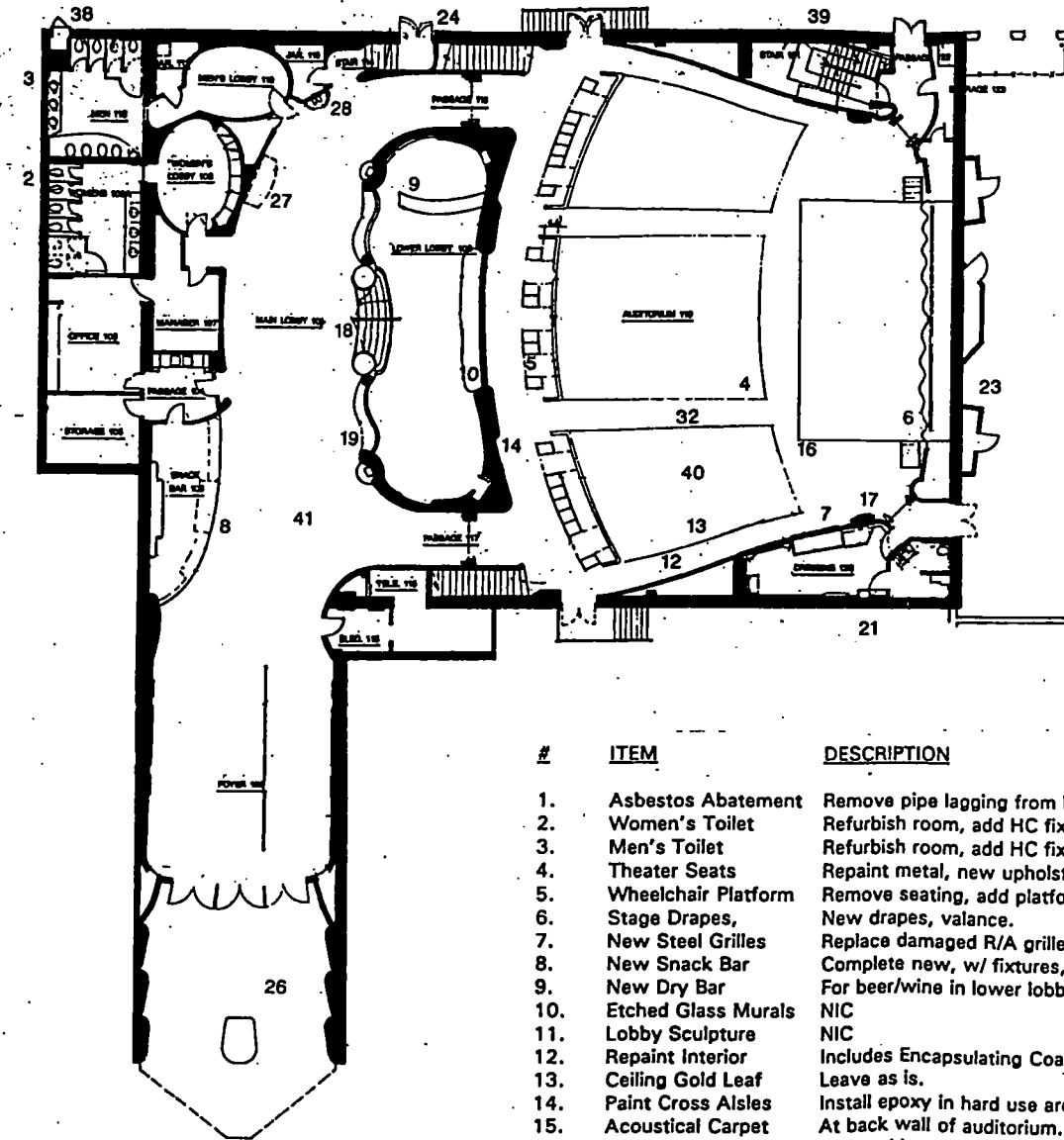
Section
 Looking West



Section
 Looking West



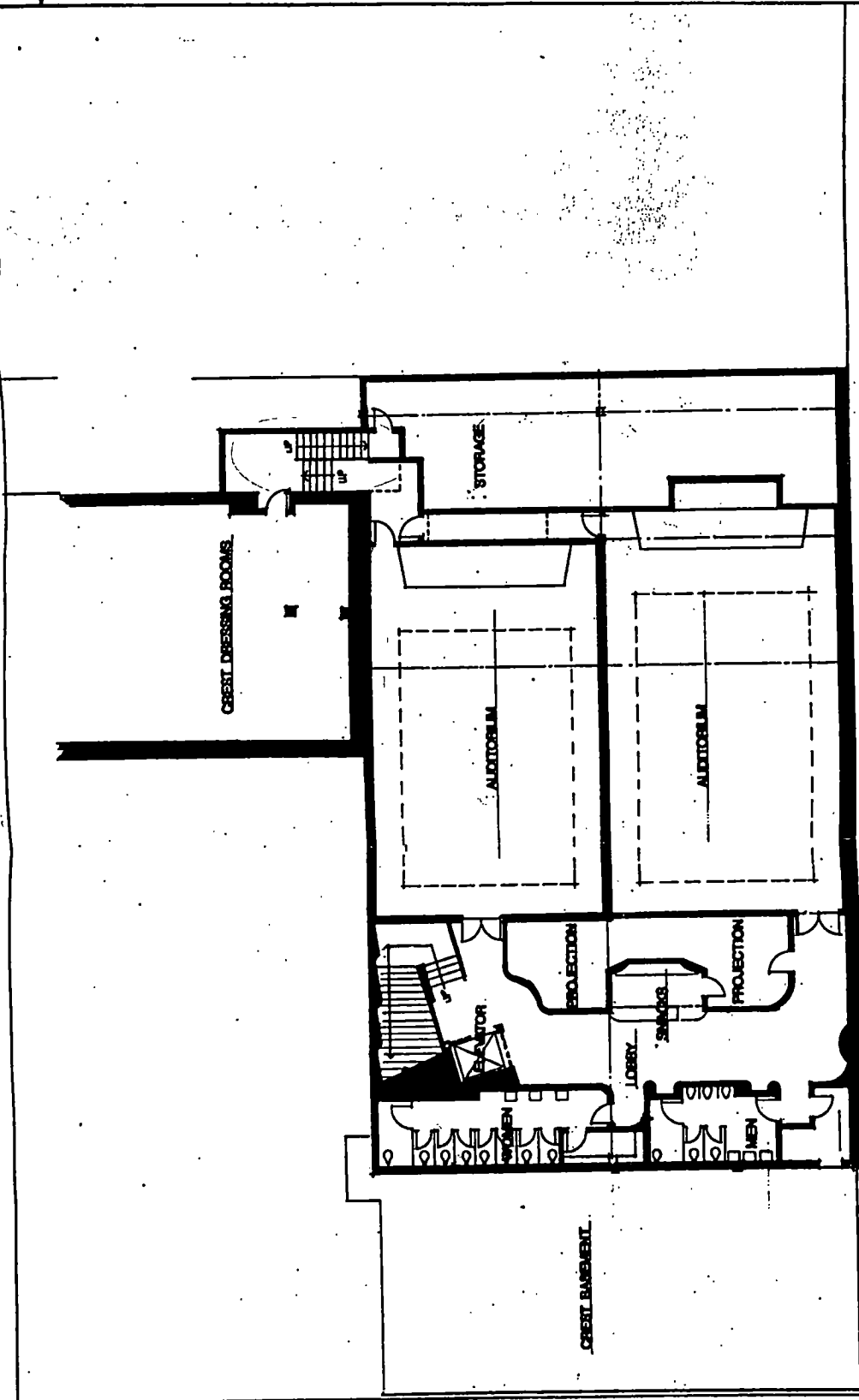
Section
 Looking West



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN
SCALE: 1/8" = 1'-0"

#	ITEM	DESCRIPTION
1.	Asbestos Abatement	Remove pipe lagging from boiler pipes.
2.	Women's Toilet	Refurbish room, add HC fixtures.
3.	Men's Toilet	Refurbish room, add HC fixtures.
4.	Theater Seats	Repaint metal, new upholstery.
5.	Wheelchair Platform	Remove seating, add platform.
6.	Stage Drapes,	New drapes, valance.
7.	New Steel Grilles	Replace damaged R/A grilles.
8.	New Snack Bar	Complete new, w/ fixtures, cabinets.
9.	New Dry Bar	For beer/wine in lower lobby.
10.	Etched Glass Murals	NIC
11.	Lobby Sculpture	NIC
12.	Repaint Interior	Includes Encapsulating Coating.
13.	Ceiling Gold Leaf	Leave as is.
14.	Paint Cross Aisles	Install epoxy in hard use area.
15.	Acoustical Carpet	At back wall of auditorium.
16.	Removable Skirt	Removable panels around stage.
17.	Repair Gold Leaf	Touch up in entry and at front of audit.
18.	Refinish Hand Rails	Make ADA compliant, refinish.
19.	Built-in Settee	New fabric on seats, backs.
20.	Bsmt. Dressing Rms	New large dressing rooms.
21.	Stage Dressing Rm	HC/star dressing room w/ toilet/shower.
22.	Exiting	Exiting part of add'l theaters project.
23.	Cover Back Alley	Cover 1/2 of area only.
24.	Doors & Hdwe.	New HM doors, refin (e) wood doors
25.	Replace Heating	New Boiler, plumbing, HW tanks.
26.	Neon Lighting	Repair neon throughout.
27.	Presentation Table	New lobby table for sales, display.
28.	Handicapped DF	Add new HC DF.
29.	Handicapped Phone	HC Phone in new theaters add'n.
30.	Refurbish Lights	NIC
31.	Sound Room Finish	Repair damaged walls, finish.
32.	Misc Elec, lighting	Repair aisle lights, misc.
33.	Projection Equip	NIC
34.	Msl. Plumbing	Repair plumbing lines throughout.
35.	Mech Part'n Walls	Repair walls in mech area.
36.	ReRoof Auditorium	New single ply roof.
37.	Main Entry Doors	Work done.
38.	Dumbwaiter Door	New door to replace damaged.
39.	Paint Exterior Walls	Exterior, all way around.
40.	Auditorium Lights	New flood lights in auditorium.
41.	Carpet	Replace carpet throughout.



BASEMENT LEVEL



URBAN DESIGN
ARCHITECTURE

PROJECT NO.

SHEET NO.

DATE

SCALE

PROJECT NO.

SHEET NO.

DATE

SCALE

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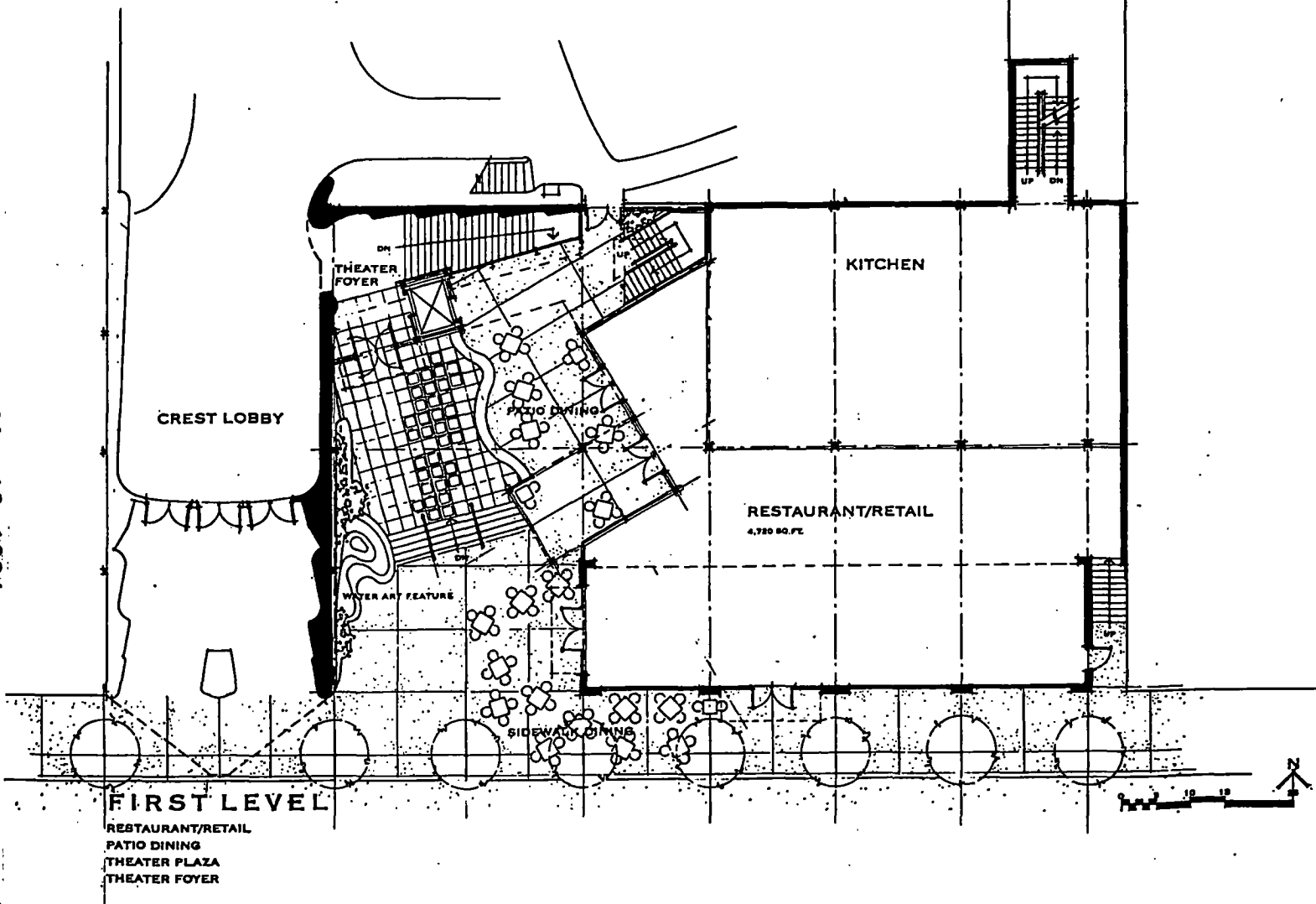
JOHN TERRY
ARCHITECT

CREST RETAIL
PROJECT

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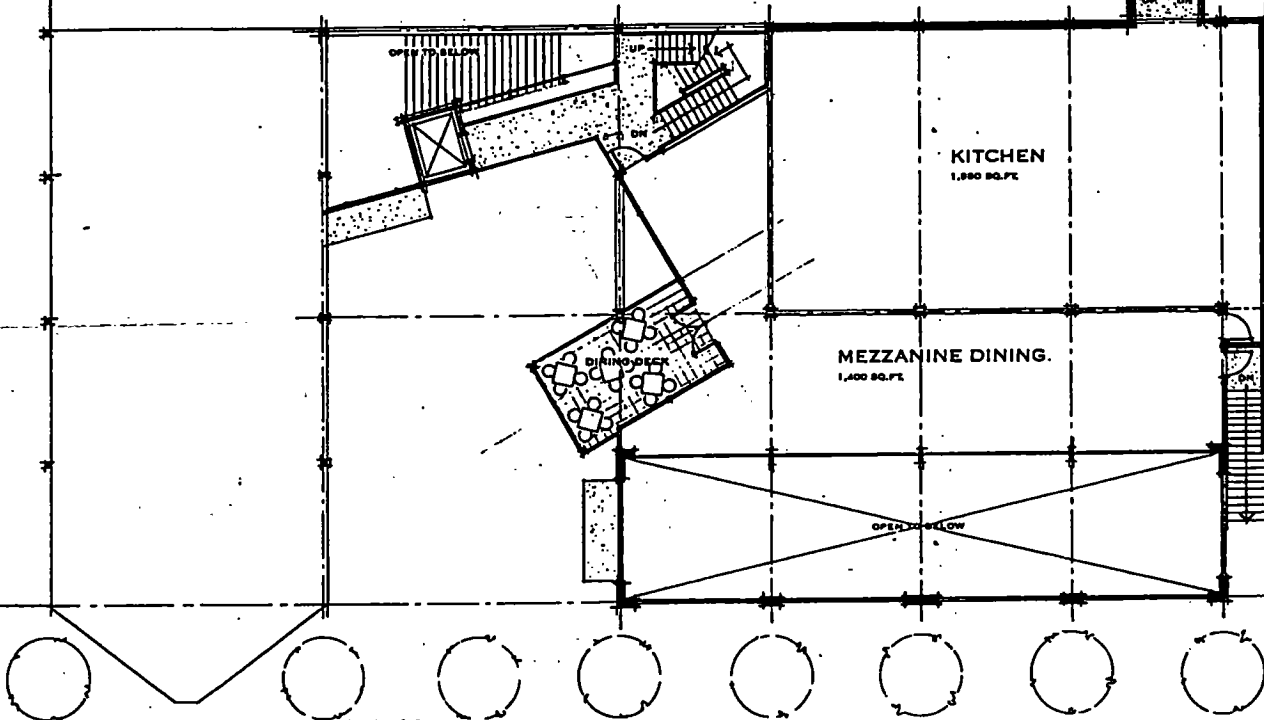
FIRST LEVEL

- RESTAURANT/RETAIL
- PATIO DINING
- THEATER PLAZA
- THEATER FOYER

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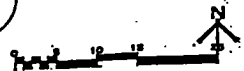


MEZZANINE LEVEL

RESTAURANT/RETAIL
MEZZANINE DINING

KITCHEN
1,800 SQ. FT.

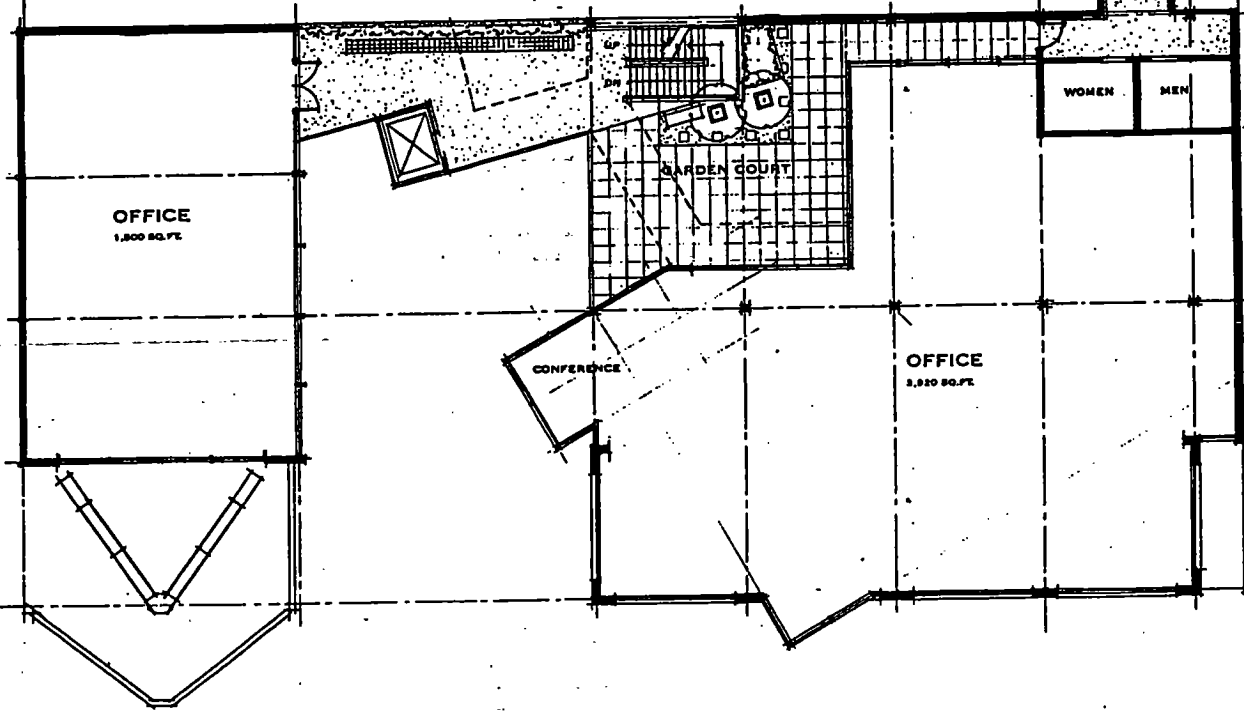
MEZZANINE DINING.
1,400 SQ. FT.



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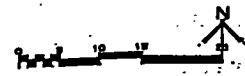
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SECOND LEVEL

OFFICE
GARDEN COURT



URBAN DESIGN
ARCHITECTURE

PROJECT NO.
SHEET NO.

DATE
DRAWN BY
CHECKED BY

SCALE

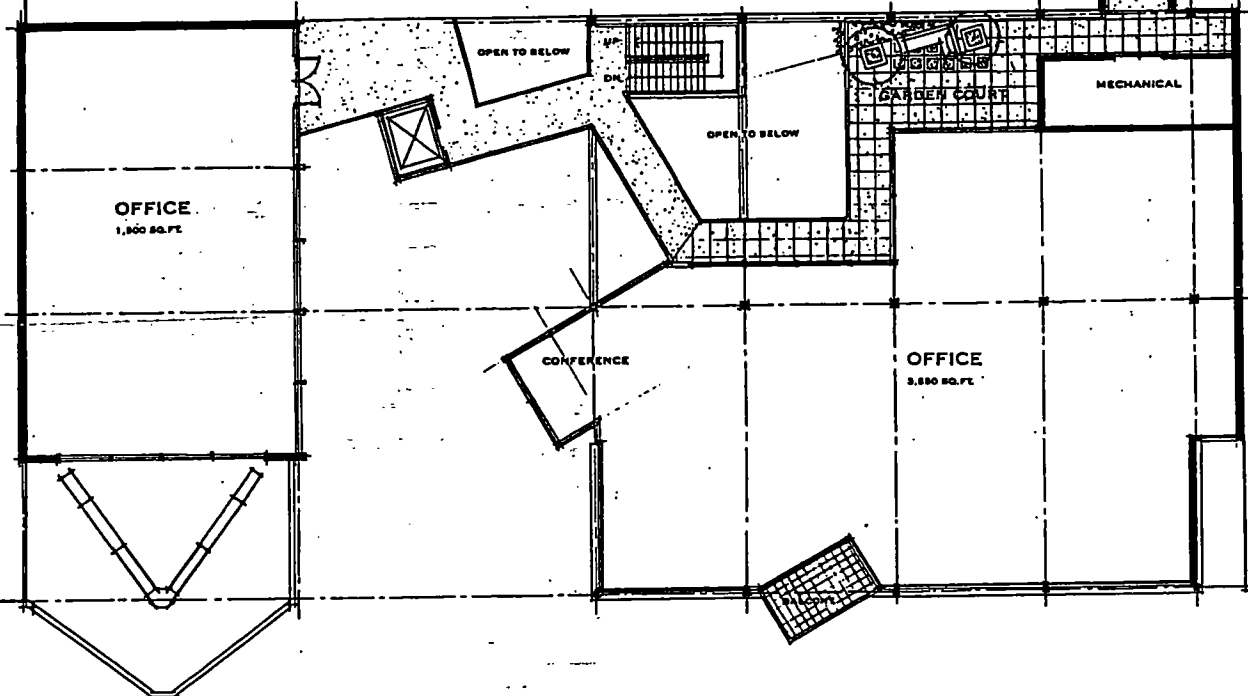
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JOHN TERRY
ARCHITECT

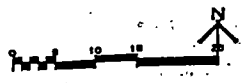
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THIRD LEVEL
OFFICE
GARDEN COURT

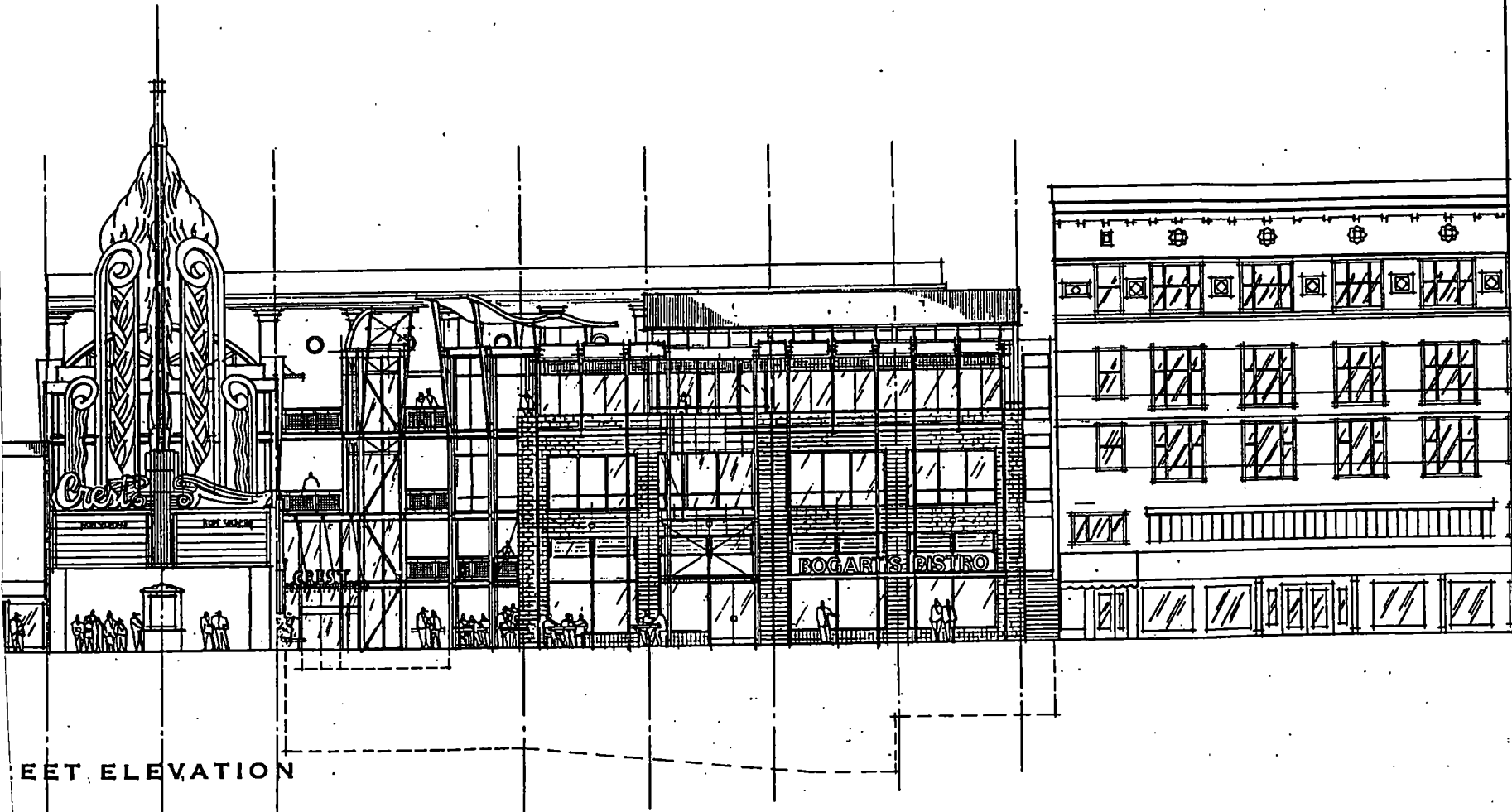


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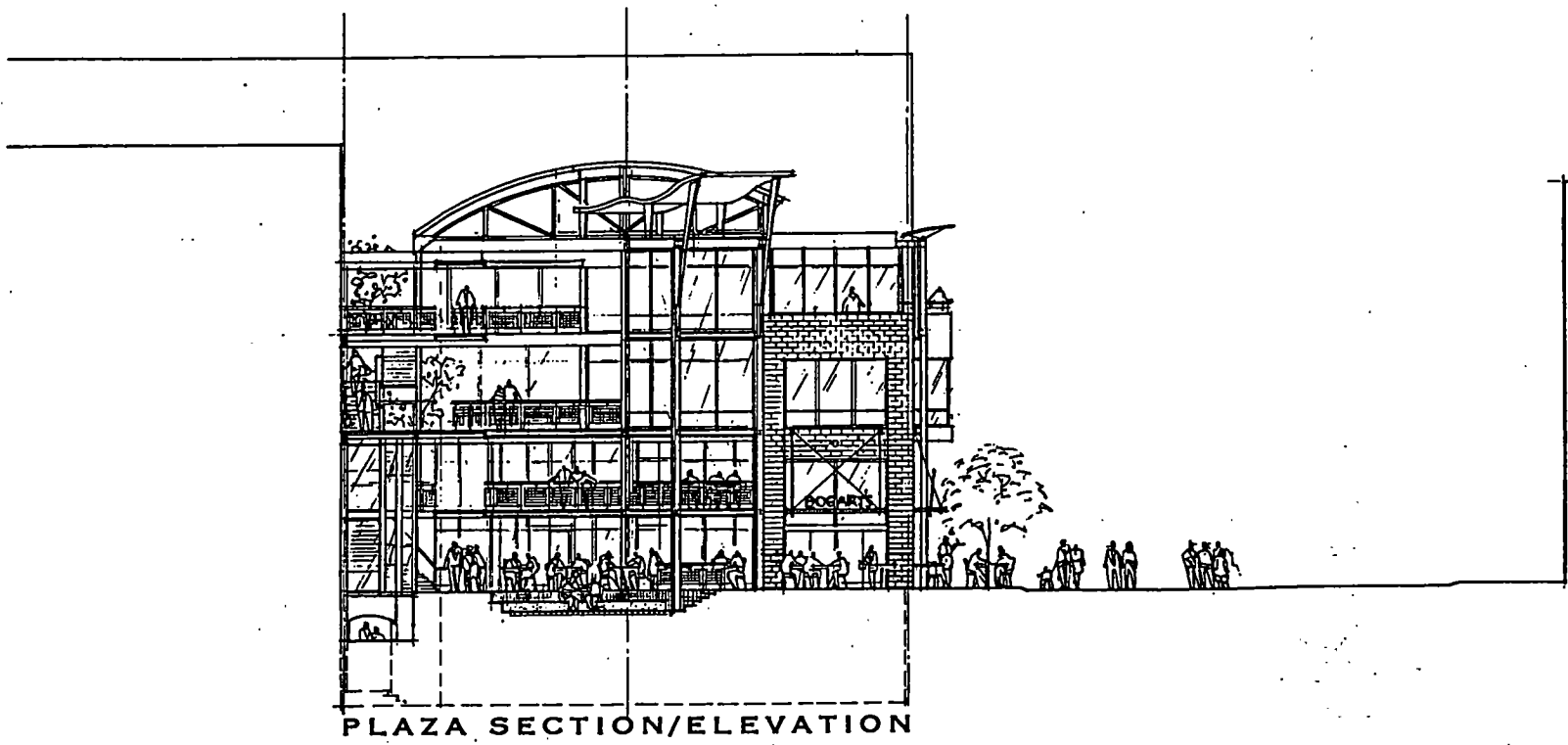


EFT ELEVATION

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PLAZA SECTION/ELEVATION